

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services Agency	(2) MEETING DATE 4/23/2013	(3) CONTACT/PHONE Janette Pell, General Services Agency Director 805-781-5200	
(4) SUBJECT Request to adopt the Mitigated Negative Declaration for the Juvenile Hall Expansion Capital Project; receive and file the thirty year estimate of projected operating costs for the project; approve an easement for Camp San Luis along Kansas and Oklahoma Avenues; and approve a budget adjustment in the amount of \$370,400 from the Juvenile Hall Building Designation to fund the project through bidding.			
(5) RECOMMENDED ACTION It is recommended that your Board: <ol style="list-style-type: none"> 1. Adopt the proposed Mitigated Negative Declaration prepared by the County Environmental Coordinator's office and instruct the County Clerk-Recorder to file the Notice of Determination. 2. Review and accept the thirty year estimate of projected operating costs for the Juvenile Hall Expansion Capital Project. 3. Grant a new easement to Camp San Luis along Kansas and Oklahoma Avenues. 4. Approve a budget adjustment request in the amount of \$370,400 from the Juvenile Hall Building Designation to fund the Juvenile Hall Expansion Project through bidding. A four-fifths vote is required. 			
(6) FUNDING SOURCE(S) \$13.12M SB 81 Funding \$3.5M General Government Building Replacement Reserves - Juvenile Hall Bldg. Designation \$1.37M In-kind match \$370,400 – Budget Adjustment from Juvenile Hall Bldg. Designation	(7) CURRENT YEAR FINANCIAL IMPACT \$370,400 Budget Adjustment	(8) ANNUAL FINANCIAL IMPACT The on-going staff and operational annual fiscal impact to begin FY 2015-16 is estimated to be \$107,986.	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) NA		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: 1213131 <input checked="" type="checkbox"/> 4/5th's Vote Required <input type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>4/02/13, 2/07/12, 9/21/10, 6/02/09, 12/16/08, 10/14/08</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Geoff O'Quest, Administrative Analyst			
(18) SUPERVISOR DISTRICT(S) District 2 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency / Janette Pell,
General Services Agency Director
805-781-5200

DATE: 4/23/2013

SUBJECT: Request to adopt the Mitigated Negative Declaration for the Juvenile Hall Expansion Capital Project; receive and file the thirty year estimate of projected operating costs for the project; approve an easement for Camp San Luis along Kansas and Oklahoma Avenues; and approve a budget adjustment in the amount of \$370,400 from the Juvenile Hall Building Designation to fund the project through bidding.

RECOMMENDATION

It is recommended that your Board

1. Adopt the proposed Mitigated Negative Declaration prepared by the County Environmental Coordinator's office and instruct the County Clerk-Recorder to file the Notice of Determination.
2. Review and accept the thirty year estimate of projected operating costs for the Juvenile Hall Expansion Capital Project.
3. Grant a new easement to Camp San Luis along Kansas and Oklahoma Avenues.
4. Approve a budget adjustment request in the amount of \$370,400 from the Juvenile Hall Building Designation to fund the Juvenile Hall Expansion Project through bidding. A four-fifths vote is required.

DISCUSSION

Four action items are submitted to your Board for review and approval as noted above. The first three actions are required as part of the County's obligation as a recipient of SB81 State funding for Juvenile Hall Expansion Project. These include the filing of the final environmental determination; the Board's acceptance of the 30 year operating cost projections; and the grant of a new State Military access and utility easement realigned to the current location of Kansas and Oklahoma Avenues to replace the easement that the State is quit claiming. The fourth request is to authorize funding from the Juvenile Hall Building Designation to enable the project to proceed through bidding.

Environmental Determination – Mitigated Negative Declaration

The California Environmental Quality Act (CEQA) requires the evaluation of every construction project for impacts to environmental resources, and to determine ways to avoid impacts or to mitigate them. Environmental reviews and determinations are part of the County's and the State Funding approval process for the project, and is the last step in the process requiring the Board's approval and filing of the Notice of Determination.

The Juvenile Hall Expansion environmental process started in 2009 following the acceptance of the State SB81 funding and the creation of the project. Biological, hydrology, and archeology studies were conducted to determine the nature and extent of sensitive resources in the proposed expansion areas. Final reports were completed in 2010, and identify potential impacts from construction. Mitigation measures will include training construction workers, installing protective and storm water measures, and providing monitoring by a biologist, an archeologist, and a certified storm water inspector during appropriate construction periods.

Part of the review process included site meetings with the Environmental Coordinator, the biologist and Probation to set boundaries for the riparian habitat. The environmental recommendations and boundaries prompted the modification to the initial concept design to better suit the site confines. The design was again modified to meet the requirements of the State and local Fire Marshals for a fire lane and the recreational yard requirements for the outdoor programs. The fire lane is narrower at points than is required due to the boundaries established for the riparian habitat, and the requirements for recreational space. Additional fire hydrants are proposed to mitigate the fire lane width requirements.

The final Mitigated Negative Declaration was prepared in 2012 by the County Environmental Coordinator's office under the Department of Planning and Building per CEQA requirements. The adopted final determination will be submitted to the State as part of the State funding requirements, and submitted to the California Department of Fish and Wildlife to meet their permitting requirements.

State Required 30-Year Operational Cost Estimate

General Services Agency and the Probation Department are requesting your Board review and accept a 30 year estimate of the total operating and staffing costs for the proposed facility expansion. State SB81 funding requires the County to acknowledge the future operating costs for an expanded facility. The 30 year costs are projected by the Probation Department based on the cost for the Juvenile Hall facility as it currently exists and for the expanded facility. The start of the additional costs will begin in Fiscal Year 2015-16 when the expansion is completed and can be occupied.

The Juvenile Hall currently has a total of 38 staff. Six staff will be added for the operation of the in-custody treatment program. No additional nursing or mental health staff will be required to operate the expanded facility. Staffing costs are offset with savings expected from diverting fifteen minors who would otherwise be placed in out-of-County group homes, and who will instead be placed in the Juvenile Hall's new in-custody cognitive based treatment program after the expansion project is completed. The intention is to divert approximately \$660,144 in County General Fund expense currently being spent on group home placements by placing fewer minors in group homes. Those funds will instead be utilized to offset the cost of the Juvenile Hall's in-custody cognitive based treatment program and the yearly operating costs of an expanded facility.

Salary and benefits are based on hiring 6 new Juvenile Services Officers 1 at Tier 3 pension plan, and assumes a 2% annual wage increase. Non-salary costs for the expanded facility assume the State required annual inflation factor of 3% for maintenance and utility cost projections. Other non-salary cost increases for housing, medical treatment, food, etc. are based on a percentage of the current facility maximum capacity increasing from 45 minors to 65 minors.

The table below summarizes the costs over a one year and thirty year period of time. In FY 2015-16, the first year of operating in the expanded facility, the total net cost increase to the Probation Department is expected to be \$107,986. The costs are based on adding six Juvenile Services Officers, and cost savings realized from a new in-custody treatment program. The 30 year projections do not include costs for the bid alternates included in the design, which may add square footage, or may reduce utility costs.

Table 1 - Summarizes operational costs over a one year and thirty year period of time.

30 Year Operational Cost Estimate Summary (Table 1)						
Component	Year 1 (FY 2015-16) Existing Operating Costs	Year 1 FY 2015-16 Expanded Operating Costs	Year 1 FY 2015-16 Total Operating Costs	30 Year Existing Facility Operating Costs Starting FY 2015-16	30 Year Expanded Facility Operating Costs Starting FY 2015-16	30 Year Total of Facility Operating Costs Starting FY 2015-16
Salaries & Benefits	\$ 4,199,266	\$ 454,645	\$ 4,653,910	\$159,260,371	\$22,478,125	\$181,738,496
Services & Supplies	\$ 1,264,619	\$ 140,691	\$ 1,405,310	\$ 60,164,780	\$ 6,693,446	\$ 66,858,226
Utilities	\$ 60,275	\$ 51,943	\$ 112,217	\$ 2,867,588	\$ 2,471,205	\$ 5,338,793
Maintenance	\$ 138,745	\$ 120,851	\$ 259,596	\$ 6,600,850	\$ 5,749,518	\$ 12,350,368
Total Cost	\$ 5,662,904	\$ 768,130*	\$ 6,431,034	\$228,893,587	37,392,295	\$266,285,882
*Cost offset of \$660,144 for group homes reduces annual fiscal impact from \$768,130 to \$107,986.						

Easements:

The State SB81 funding program identifies lease boundaries of the County's real property for the purpose of securing SB81 Lease Bonds to fund the expansion project. The SB81 lease properties are required to be free of easements that could jeopardize the rights of the Bond holders should the State default on the Bonds. The existing easement for Camp San Luis impacts the proposed expansion site and was based on the original location of Kansas Avenue. The quit claim and the new easement will correct easement for the entire County Operational Center properties.

General Services Agency is submitting to your Board a Grant of Easement to Camp San Luis for Right of Way and Utility Transmission Facilities along the current alignment of Kansas and Oklahoma Avenues. The State Military will in-turn grant the County an Easement Quit Claim for the existing access and utility easement along the former location of Kansas Avenue that crosses the location of the proposed Juvenile Hall Expansion project.

The County Operational Center is comprised of 2 parcels (A&B) granted to the County from a portion of the Camp San Luis Military Base. The Juvenile Hall property and the proposed expansion is located within the northwest section of Parcel B. An easement was dedicated to the State for Right of Way and Utility Transmission Facilities as part of the Deed to the County for Parcels A and B. The easement affords the military base the ability to access HWY1 and the eastern portion of their property through Kansas Avenue. The original alignment of Kansas Avenue was along the northern sections of Parcels A and B. When the Juvenile hall was built in the 1980's Kansas Avenue was realigned south of Juvenile Hall and the riparian habitat. However, the State's easement was never modified and it now occupies a portion of the lease property proposed for the Juvenile Hall expansion.

Attached is the Grant of Easement for "Right of Way and Utility Transmission Facilities" that follows Kansas and Oklahoma Avenues. The State has provided an Easement Quit Claim Deed that will be signed by the State following Your Board's approval and granting of the new "Right of Way and Utility Transmission Facilities" easement. GSA will return to Your Board with the executed Easement Quit Claim Deed and Certificate of Acceptance for approval and recording. Your granting of the new Easement will accurately establish the Military easement along Kansas Avenue to HWY 1 and along a section of Oklahoma Avenue to the Military's eastern property, and will enable the project to finalize the lease boundaries for the issuance of Bonds to finance the expansion.

Budget Adjustment Request:

General Services Agency and the Probation Department request your Board authorize a budget adjustment request of \$370,400 from the Juvenile Hall Building Designation for the capital project to expand the Juvenile Hall. The funds will be used for constructability reviews, State imposed fees, permits, administrative costs through bidding, minor contracts for environmental monitoring services, and other services required prior to bidding the project.

Previously your Board authorized \$1,768,000 of the \$3,500,000 total designated for use by the project. Approval of the \$370,400 requested at this time will leave \$986,600 in Juvenile Hall Building Designation, plus an additional \$375,000 that was set aside for significant unforeseen project impacts, for a total remaining balance in the designation of \$1,361,600.

OTHER AGENCY INVOLVEMENT / IMPACT

The Juvenile Hall Expansion Steering Committee with participants from Probation, Auditor-Controller, County Administrative Office, County Counsel, Real Property Services and GSA staff provided have been actively involved in project reviews and oversight.

The County Environmental Coordinator's Office prepared the Environmental determination, and has consulted with Probation on the particular environmental mitigation measures. County Counsel and County Real Property Services reviewed the grant of easement.

The State SB81 and regulatory agencies and processes add to the complexity of this project. The following state agencies are involved in the approval process California Department of Correction and Rehabilitation (CDCR), Board of State and Community Corrections (BSCC), Pooled Money Investment Board (PMIB), State Public Works Board, State and local Fire Marshals, the State Real Property Division of General Services, State Water Quality Control Board, and State and US Departments of Fish and Wildlife.

FINANCIAL CONSIDERATIONS

In June of 2009 your Board authorized \$3,500,000 in funds from General Government Building Replacement Reserves to create the Juvenile Hall Building Designation as the funding source for this project. It was estimated that \$3,125,000 of this would be needed for the project. The remaining \$375,000 was set aside for significant unforeseen project impacts to the project.

Through February of 2012 your Board had allocated a total of \$1,768,000 to fund the project through bidding. An additional \$370,000 is requested to be allocated to the project from the Juvenile Hall Building Designation. Of this, \$246,400 will be needed to fund the project through bidding. An additional \$90,000 is requested to fund contract services for an environmental monitoring services that will employed through to the end of the construction phase of the project. The remaining \$34,000 is requested as a contingency amount through bidding, since no contingency was included in the previous estimate.

The \$370,400 budget adjust request will leave \$986,600 in the Juvenile Hall Building Designation, plus the additional \$375,000 that was set aside for significant unforeseen project impacts, for a total remaining balance in the designation of \$1,361,600. Staff will return to the Board in the fall of 2013 to provide and update on the status of the project and to request additional augmentations for other consultant services contracts needed for the construction phase.

	Estimate through Bidding	Actual through March 2013	Requested Augmentation	Revised Estimate
Project Administration	\$350,351	\$325,782	\$105,000	\$571,751
Professional Services	1,355,130	1,431,985	221,400	1,460,130
Construction	20,094	-	-	20,094
Miscellaneous	42,425	6,903	10,000	52,425
Contingencies (@ 10%)	-	-	34,000	34,000
Total Expenses Through Bidding:	\$1,768,000	\$1,764,670	\$370,400	\$2,138,400

RESULTS

The continued support of this project and SB81 requirements will significantly increase and improve the County's Juvenile Hall facility. The State funding provides up to 75% of the funding for this project and will enable the County to increase capacity; and provide better facilities for educational, recreational and treatment programs for youth offenders. Maintaining these facilities and programs provides the County's growing population the services to support a healthy and safe community.

ATTACHMENTS

1. Vicinity Map
2. Attachment A - Chronology of Board Actions
3. Mitigated Negative Declaration
4. Grant of Easement for Right of Way and Utility Transmission Facilities